

635  
WEST  
42ND  
STREET

RETAIL CONDO FOR SALE



MOINIAN



**WEST** Pier 

**MARKET**

**OPEN**

  
**Presidents**



WELCOME TO  
**WEST PIER  
DELI**



Produce by  
**Natural**  
Dairy Products

Don't Panic  
**MARKET**

West 42nd Street (facing east)

## Summary

Kassin Sabbagh Realty (KSR) has been retained to arrange for the sale of this Market Retail Condo space located at 635 West 42nd Street, positioned at the base of the esteemed Atelier condominium skyscraper.

Situated in one of Manhattan's most coveted locations, this Retail Condo offers unparalleled visibility and potential for savvy investors. Boasting a spacious layout of 3,018 square feet – the property presents an ideal canvas for diverse retail endeavors.

Currently leased to West Pier Market, this is a rare opportunity to acquire a prime commercial property in the heart of Manhattan with a secure tenant in place.



West 42nd Street (facing north)



West 42nd Street (facing east)



## Overview

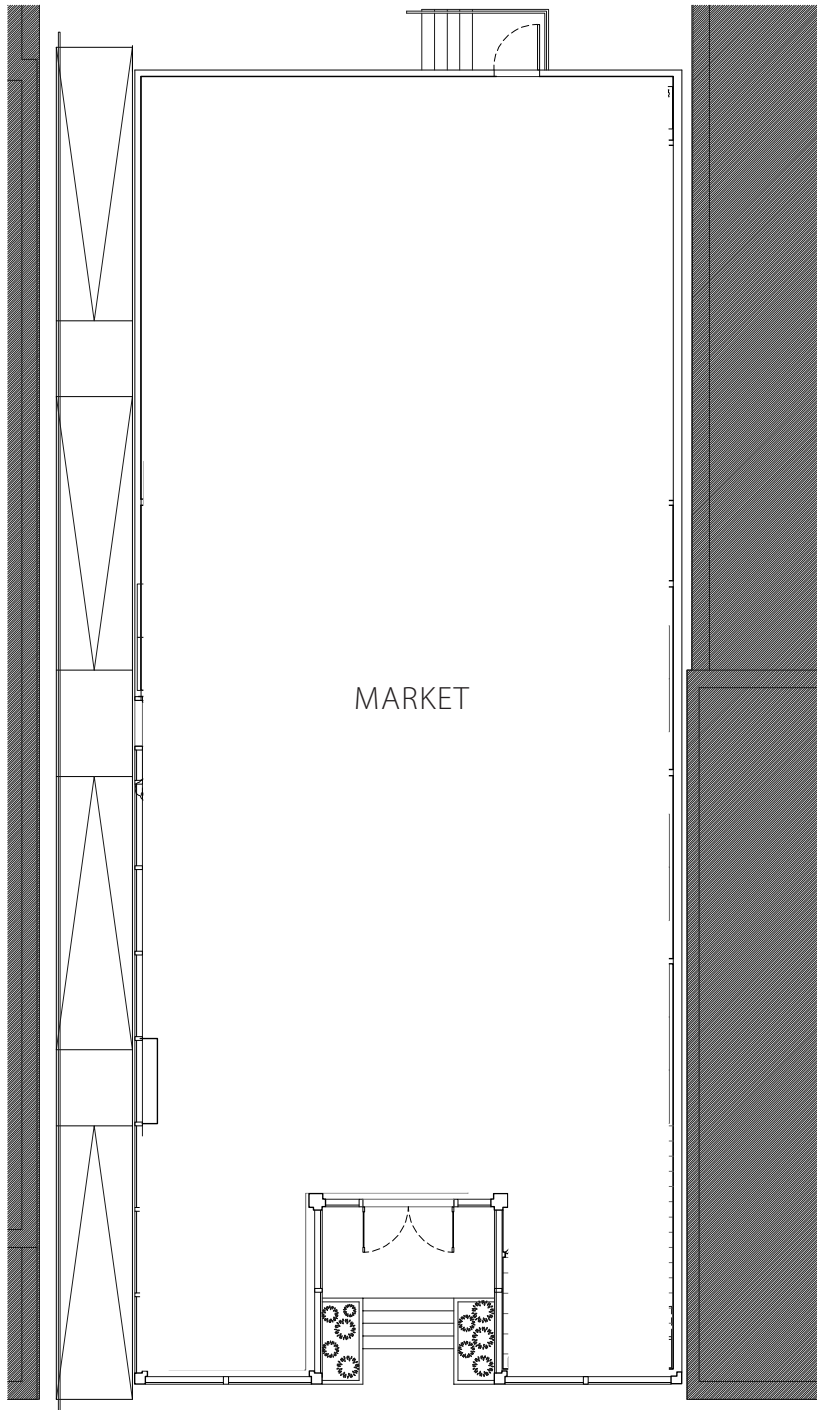
Address 635 West 42nd Street  
New York, NY 10036

Property Type Retail Condo

Units 1

Building SF 3,018 SF

Floor Plan



WEST 42ND STEET

## Financial

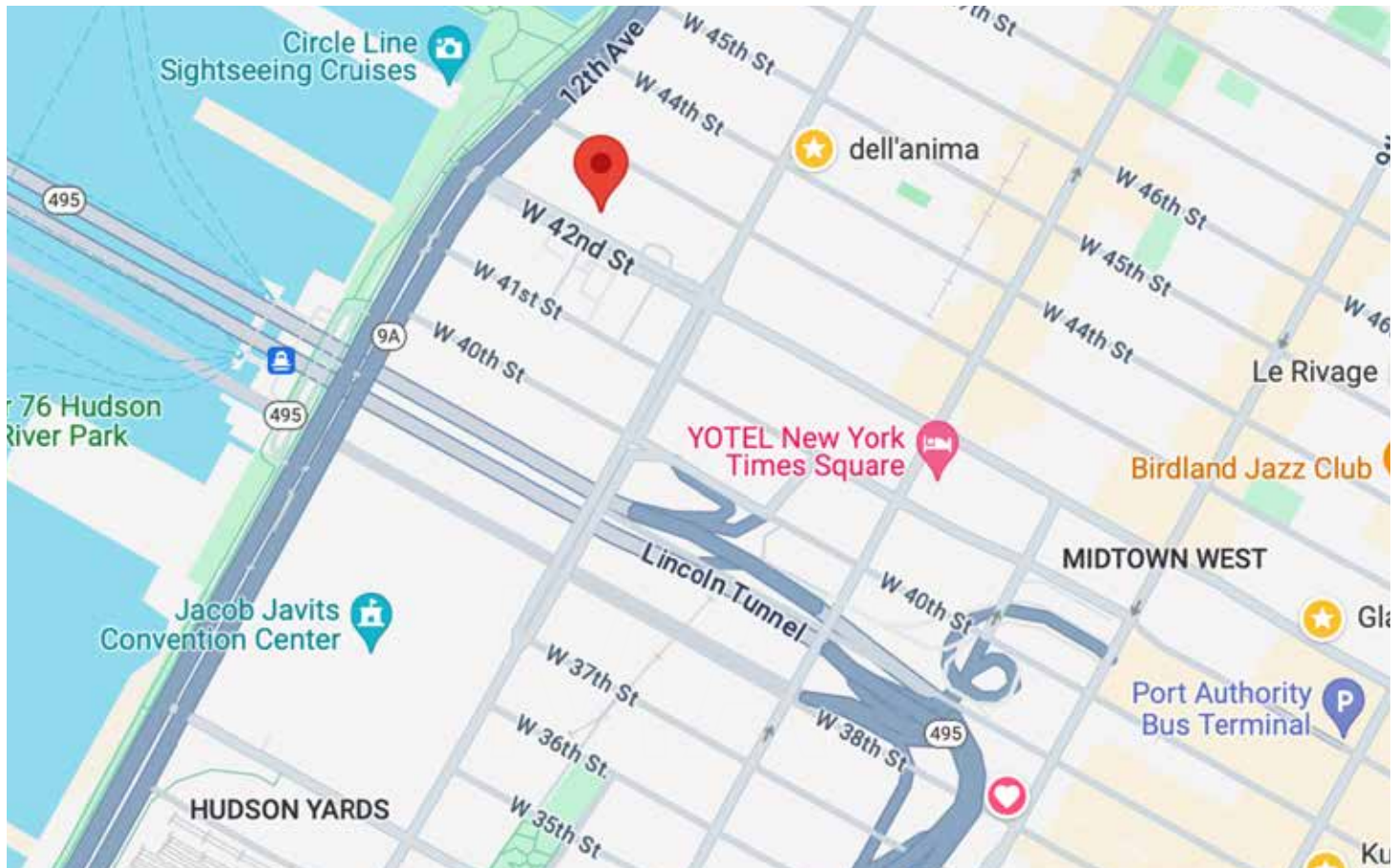
INCOME		2023	2024
Rent - Retail	3%	\$78,000.00	\$156,000.00
Rent Abatement (Contra)		(\$78,000.00)	\$0.00
Other Income	3%	\$705.79	\$726.96
<b>TOTAL INCOME</b>		<b>\$705.79</b>	<b>\$156,726.96</b>
OPERATING EXPENSES			
Repairs & Maintenance	3%	\$28,840.45	\$29,083.63
Utilities	3%	\$20.06	\$20.66
Real Estate Taxes	3%	\$32,012.39	\$32,972.76
Leasing Commissions		\$624.67	\$0.00
Insurance	3%	\$2,577.55	\$2,654.87
Administrative	3%	\$2,510.50	\$2,585.82
Violations - Penalties		\$74.59	\$0.00
<b>TOTAL OPERATING EXPENSES</b>		<b>\$66,660.21</b>	<b>\$67,317.75</b>
<b>NET OPERATING INCOME</b>		<b>(\$65,954.43)</b>	<b>\$89,409.21</b>

Rent Schedule	Monthly Rent	Annual Rent
7/1/2023	\$13,000.00	\$156,000.00
1/1/2025	\$14,000.00	\$168,000.00
1/1/2026	\$14,420.00	\$173,040.00
1/1/2027	\$14,852.60	\$178,231.20
1/1/2028	\$15,298.18	\$183,578.14
1/1/2029	\$15,757.12	\$189,085.48
1/1/2030	\$16,229.84	\$194,758.04
1/1/2031	\$16,716.73	\$200,600.79
1/1/2032	\$17,218.23	\$206,618.81
1/1/2033 - 12/31/2033	\$17,734.78	\$212,817.37

## Neighborhood

Nestled just north of the dynamic Hudson Yards, the neighborhood surrounding 42nd St in NYC pulsates with an energy uniquely its own, beckoning entrepreneurs and investors alike to stake their claim in its bustling landscape. With its proximity to Times Square, the allure of this area is undeniable, offering a blend of modernity and history that captures the essence of midtown NYC.

The area offers an eclectic mix of world-class dining establishments, high-end boutiques and theater venues. The allure of this neighborhood is palpable, promising endless possibilities for those with a keen eye for investment. Significant public art such as Vessel; dynamic cultural institutions including The Shed; Edge, the tallest observation deck in the Western hemisphere; modern residences; 14 acres of public plazas, gardens and groves; and the world's first Equinox Hotel.



WEST Pier

MARKET

FOR MORE INFORMATION,  
PLEASE CONTACT:

**RICKY ARYEH**

M: 917.797.9911 | O: 212.417.9217  
RAryeh@ksrny.com

**DAN SHAPIRO**

M: 917.519.8981  
DShapiro@ksrny.com



1385 Broadway, 22nd Floor  
New York, NY 10018  
212.417.9217  
ksrny.com